

PROCEEDINGS OF THE HISTORIC CONSERVATION BOARD

MONDAY, AUGUST 14, 2006

3:00 P.M., J. MARTIN GRIESEL ROOM, CENTENNIAL PLAZA II

The Historic Conservation Board met at 3:07 P.M., in the J. Martin Griesel Room, Centennial Plaza II, with members Senhauser, Spraul-Schmidt, Chatterjee, Bloomfield, Sullebarger, Kreider and Wallace present. Arrived after meeting adjourned, Raser.

MINUTES

The Historic Conservation Board unanimously approved the minutes of June 26, 2006 and July 17, 2006 meetings (motion by Chatterjee, second by Sullebarger).

CERTIFICATE OF APPROPRIATENESS, 1890 MADISON ROAD, EAST WALNUT HILLS HISTORIC DISTRICT

Staff member Adrienne Cowden presented a report on the installation of a new in-ground pool, terraces, fences and landscaping around the side and rear yards of 1890 Madison Road. She stated no work would be done in the front yard.

The landscaping includes a series of stepped terraces with concrete pavers and low stone retaining walls in the west side yard. The perimeter of each terrace will be landscaped with a variety of plantings. The terraces and landscaping will replace an existing paved driveway that connects the front circular drive to the rear driveway.

The in-ground pool would be installed directly north of the residence and a new rear addition approved by the Historic Conservation Board on December 5, 2005. New landscaping, stone walls (some of which double as seating areas), and a 6' tall colonnade with columns designed to match the house will screen the pool. A patio with concrete pavers would extend between the new addition and the pool. Proposed plantings include various types of boxwood, viburnum, arborvitae and holly.

The existing rear driveway that provides access to the carriage house from Annwood Avenue would be reduced visually in width. The pavement leading to the southernmost garage door would be removed and replaced with porous/permeable paving units that would allow turf to grow over the area. The paving units would permit the owners to retain the full use of the driveway while visually extending the lawn north of the new pool. The final element of the proposal is a limestone veneer wall with a metal picket fence.

In response to Mr. Senhauser, Robert Hecking, the property owner, clarified that the new stone wall will be constructed along the west property line. Mr. Hecking indicated that new plantings would be placed on both sides of an existing retaining wall along the rear (north) property line.

In response to an inquiry by Ms. Sullebarger, Ms. Cowden stated that the proposed design of the wall does meet the guidelines, but staff believes a more transparent design with metal posts would be more in keeping with the spirit of the guidelines. Ms. Sullebarger indicated she appreciated the point of transparency, but had no issue with the masonry piers.

Mr. Hecking stated the masonry piers will help to camouflage an unsightly condition on a neighboring property. Mrs. Marvel Hecking also expressed her preference for the design as shown in the submitted plans.

In response to Mr. Kreider's question, Ms. Cowden stated staff has recently begun adding a two-year time limit to Certificates of Appropriateness, which matches the limit for building permits and Zoning Variances.

BOARD ACTION

The Board voted unanimously (motion by Bloomfield, second by Kreider) to take the following actions:

1. Approved the Certificate of Appropriateness shall be limited to a two-year period beginning on August 14, 2006.
2. Final construction drawings with material finishes shall be submitted to the Urban Conservator for review and approval prior to construction.
3. Encourage the applicant to re-evaluate the height of the proposed colonnade and to consider removing the stone piers from the retaining wall on the north property line.

CERTIFICATE OF APPROPRIATENESS, DD REVIEW & ZONING VARIANCE, 311 ELM STREET, WEST FOURTH STREET HISTORIC DISTRICT

Staff member Caroline Kellam presented a report on the proposed installation of two exterior wall signs on the south elevation of 311 Elm Street. The primary exterior sign for FRCH will be installed at the far left hand corner of the 8th floor. It will feature 32" high letters, approximately 12" wide, of reverse pan stainless steel with a 6" return. The entire sign area would measure approximately 5' x 20'. In between each letter will be 3" round stainless steel tube bars cut in half vertically. The letters will have a horizontal grain brush finish and the bars will have a vertical grain. The sign would feature halo illumination with 6500 bright white neon.

The secondary sign for Trivantis will be located at the far right hand corner of the 8th floor. It will measure 32" high by 13'-10" wide. The sign would have an aluminum face welded to an aluminum return and neon GTO wire with electro-bit sleeves and neon tube support.

The property is located within the DD – Downtown Development District. In order to install two exterior wall signs on the same elevation, the applicant needs a variance from Section 1411-39(f)(1) of the Zoning Code, which allows only one sign per elevation.

In response to Ms. Wallace and Mr. Kreider's comments, Ms. Kellam clarified that the variance is for the smaller of the two signs. Ms. Kellam also stated FRCH is the current primary tenant and Trivantis is the current secondary tenant.

BOARD ACTION

The Board voted unanimously (motion by Sullebarger, second by Kreider) to take the following actions:

1. Approve a Certificate of Appropriateness for the installation of the primary FRCH wall sign as per the proposed drawings dated July 7, 2006.
2. Approve a Certificate of Appropriateness and grant a zoning variance from Section 1411-39 (f) (1) of the Zoning Code to allow an additional exterior wall sign for Trivantis to be installed on the south elevation as per the proposed drawings dated July 7, 2006, with the condition that no additional signs are installed on any elevation.

Finding that such relief from the literal implication of the Zoning Code will not be materially detrimental to the public health, safety, and welfare or injurious to property in the district or vicinity where the property is located and

- a) Is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the district.
3. Any approval runs with the tenant.

ADJOURN

As there were no other items for consideration by the Board, the meeting adjourned.

William L. Forwood
Urban Conservator

John C. Senhauser
Chairman

Date: _____